

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS

015092

TRANSFER
TAX
PAID

THAT JOYCE STUCKI of Waterville, in the County of Kennebec and State of Maine in consideration of ONE (\$1.00) DOLLAR and other valuable considerations, paid by SARA A. BUTLER, whose mailing address is Route #1, Box 2150, Vassalboro, County of Kennebec, and State of Maine, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said SARA A. BUTLER, her heirs and assigns forever.

The UNIT known and designated as Unit 2 in DOCTORS OFFICE BUILDING CONDOMINIUM located in Waterville, Kennebec County, State of Maine, as shown on the Condominium Plat and Plans by K & K Land Surveyors, Inc., and A. E. Hodsdon Engineers, entitled "DOCTORS OFFICE BUILDING CONDOMINIUM", and filed in Kennebec County Registry of Deeds in File #E-86252, #E-86253, #E-86254, #E-86255, and #E-86256. Specific reference is made to the Doctors Office Building Condominium Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine as amended, Title 33, Chapter 31, which Declaration is dated December 18, 1986 and recorded in said Registry of Deeds, Book 3076, Page 224, and the same is incorporated by reference herein. The aforesaid Plat and Plans are Exhibits C and D to the Declaration, respectively.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

BEING the same premises acquired by Paul Stucki and Joyce E. Stucki by Warranty Deed from Doctors Office Building, Inc., dated December 23, 1986, and recorded in the Kennebec County Registry of Deeds in Book 3081, Page 11. Paul Stucki deeded his interest in the property to Joyce Stucki by Warranty Deed, dated March 17, 1989, recorded in the Kennebec County Registry of Deeds in Book 3517, Page 204.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said SARA A. BUTLER her heirs and assigns, to her and their use and behoof forever.

AND I DO COVENANT with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

41-90-2

IN WITNESS WHEREOF, I, the said JOYCE E. STUCKI have hereunto set my hand and seal this 21st day of June, 1989.

Signed, Sealed and Delivered
in the Presence of:

William P. Dubord
Witness

Joyce E. Stucki
Joyce E. Stucki

STATE OF MAINE
COUNTY OF KENNEBEC, ss.

June 21, 1989

Personally appeared the above named Joyce E. Stucki and acknowledged the above instrument to be her free act and deed.

Before me,

William P. Dubord
Notary Public

Print Name: William P. Dubord
My Commission Expires: _____



RECEIVED KENNEBEC SS.

1989 JUL 14 AM 9:00

ATTEST: Harriet B. Mearns
REGISTER OF DEEDS

WILLIAM P. DUBORD
Attorney at Law
Notary Public
My Commission Expires 8/26/94